

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 12/8/2015	(3) CONTACT/PHONE Terry Wahler, Senior Planner / (805) 781-5621	
(4) SUBJECT Submittal of six resolutions approving new land conservation contracts for John Decker (AGP2013-00008) on Monte Cristo Place south of Cambria; Bradford Jones (AGP2013-00009) on Monte Cristo Place south of Cambria; Riboli Paso Robles, LLC (AGP2014-00016) on Almond Drive east of Atascadero; Ronald Denner (AGP2015-00002) on Adelaida Road west of Paso Robles; Green Gate Farms Edna Valley, LLC (AGP2013-00013) on Green Gate Road southeast of the City of San Luis Obispo; Green Gate Farms Edna Valley, LLC (AGP2013-00014) on Green Gate Road southeast of the City of San Luis Obispo; pursuant to the California Land Conservation Act of 1965. Class 17 categorical exemptions were issued for each application. Districts 1, 2, 3 & 5.			
(5) RECOMMENDED ACTION It is recommended that the Board adopt and instruct the chairperson to sign all resolutions approving land conservation contracts and direct the Clerk to record all resolutions and contracts.			
(6) FUNDING SOURCE(S) Application Fees	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 1 District 2 District 3 District 5			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Terry Wahler, Senior Planner

VIA: Ellen Carroll, Planning Manager/Environmental Coordinator

DATE: 12/8/2015

SUBJECT: Submittal of six resolutions approving new land conservation contracts for John Decker (AGP2013-00008) on Monte Cristo Place south of Cambria; Bradford Jones (AGP2013-00009) on Monte Cristo Place south of Cambria; Riboli Paso Robles, LLC (AGP2014-00016) on Almond Drive east of Atascadero; Ronald Denner (AGP2015-00002) on Adelaida Road west of Paso Robles; Green Gate Farms Edna Valley, LLC (AGP2013-00013) on Green Gate Road southeast of the City of San Luis Obispo; Green Gate Farms Edna Valley, LLC (AGP2013-00014) on Green Gate Road southeast of the City of San Luis Obispo; pursuant to the California Land Conservation Act of 1965. Class 17 categorical exemptions were issued for each application. Districts 1, 2, 3 & 5.

RECOMMENDATION

It is recommended that the Board adopt and instruct the chairperson to sign all resolutions approving land conservation contracts and direct the Clerk to record all resolutions and contracts.

DISCUSSION

The objectives of the San Luis Obispo County Agricultural Preserve Program, as provided by the California Land Conservation Act of 1965 or Williamson Act, are to protect agricultural lands for continued production of food and fiber and limited types of land devoted to open-space and recreational uses.

An agricultural preserve is established by landowner request in an area devoted to an agricultural use, recreational use, and/or an open-space use as defined in and established in accordance with the California Land Conservation Act of 1965. Establishment of an agricultural preserve is a prerequisite for landowners to enter into land conservation contracts with the county. A land conservation contract is a contract entered into by and between the property owner and lien holders (if any) and the county to enforceably restrict the use of the land for agricultural and compatible uses for a minimum term of 10 years or more.

The following are brief descriptions of each applicant's request.

- A. File Number: AGP2013-00008 – Proposal by John Decker to rescind an existing Land Conservation Contract and enter into a new Land Conservation Contract to reflect revised property boundaries from a lot line adjustment. The property consists of approximately 340 acres within the Agricultural land use category and is located at 295 Monte Cristo Place, approximately 1,500 feet northwest of the intersection of Highway One and Highway 46, and approximately 1 mile south of the Urban Reserve Line of the Community of Cambria. The site is in the North Coast planning area. Assessor Parcel Number: 013-181-020; Supervisorial District No. 2.

- B. File Number: AGP2013-00009 - Proposal by Bradford Jones to rescind an existing Land Conservation Contract and enter into a new Land Conservation Contract to reflect revised property boundaries from a lot line adjustment. The property consists of approximately 286 acres located within the Agriculture land use category, at Monte Cristo Place adjacent to and southwest of the terminus of Highway 46 at Highway 1, and approximately 1.4 miles south of the Urban Reserve Line of the Community of Cambria. The site is in the North Coast planning area. Assessor Parcel Number: 013-201-046; Supervisorial District No. 2.
- C. File Number: AGP2014-00016 - Proposal by Riboli Paso Robles, LLC to enter into a Land Conservation Contract. The subject property is an approximately 83 acre agricultural parcel that is currently planted with vineyards. The property is located within the Agriculture land use category, on the south side of Almond Drive, approximately 1.0 mile east of the intersection of Almond Drive and South El Pomar Road and approximately 4.0 miles east of the City of Atascadero. The site is in the El Pomar-Estrella Sub-area of the North County planning area. Assessor Parcel Number: 034-231-033; District 5
- D. File Number: AGP2015-00002 - Proposal by Ronald Denner to enter into a Land Conservation Contract. The 123.5 acre parcel is located within the Agriculture land use category on the north side of Adelaida Road approximately 1 mile west of the intersection of Adelaida Road and Nacimiento Lake Drive, approximately 2 miles west of Paso Robles. The site is in the Adelaida Sub-area of the North County planning area. Assessor Parcel Number: 026-232-014; District 1
- E. File Number: AGP2013-00013 – Proposal by Green Gate Farms Edna Valley, LLC to enter into a Land Conservation Contract. The subject parcel (from Lot Line Adjustment COAL14-0022) consists of 25 acres located within the Agriculture land use category at 215 Green Gate Road, approximately 400 feet north east of the intersection of Carpenter Canyon Road (Highway 227) and Price Canyon Road, 2.5 miles south east of the City of San Luis Obispo. The site is in the South County Planning Area, San Luis Obispo Sub Area South. Assessor Parcel Number: 044-161-008 (portion); Supervisorial District No. 3
- F. File Number: AGP2013-00014 – Proposal by Green Gate Farms Edna Valley, LLC to enter into a Land Conservation Contract. The subject parcel (from Lot Line Adjustment COAL14-0022) consists of 46 acres located within the Agriculture land use category at 215 Green Gate Road, approximately 400 feet north east of the intersection of Carpenter Canyon Road (Highway 227) and Price Canyon Road, 2.5 miles south east of the City of San Luis Obispo. The site is in the South County Planning Area, San Luis Obispo Sub Area South. Assessor Parcel Numbers: 044-401-042 & 044-161-008 (portions); Supervisorial District No. 3

The requests are for new standard form land conservation contracts.

OTHER AGENCY INVOLVEMENT/IMPACT

The agricultural preserves associated with these contracts were approved or amended by the Board of Supervisors at public hearings this year or in 2014. The Agricultural Preserve Review Committee also reviewed all six requests and recommended approval. The Agricultural Preserve Review Committee includes representatives from the Agricultural Liaison Committee, the Assessor's Office, the Agriculture Department, the Department of Planning and Building and the Farm Advisor's Office. County Counsel reviewed and approved the resolutions and contracts as to form and legal effect.

FINANCIAL CONSIDERATIONS

Approval of land conservation contracts usually results in a significant reduction in county tax revenues received from the affected properties. Revenue losses have been in past years only partly compensated by state subventions but no subventions have been received since 2008/2009. However, the overall tax impacts should be considered on a program-wide basis rather than on an individual application basis.

The Assessor's Office has provided preliminary estimates of reductions in assessment values for the six properties being considered today. The total estimated annual reduction in property taxes for the six properties is \$48,122.00.

RESULTS

The approval and recording of the land conservation contracts will keep the subject properties in agricultural and compatible uses for a term of 10 years, which by the provisions in the contract renews annually to maintain the 10 year term. This is consistent with the countywide Vision Statement & Communitywide Results of having healthy and prosperous communities.

ATTACHMENTS

Copies of signed resolutions and executed land conservation contracts are listed below and presented as attachments, each with an "Exhibit A" showing the property, the agricultural preserve and vicinity map for each property.

Attachment A1 - Resolution – John Decker - AGP2013-00008

Attachment A2 - Land Conservation Contract with "Exhibit A" Agricultural Preserve
and Vicinity Map

Attachment B1 – Resolution - Bradford Jones - AGP2013-00009

Attachment B2 – Land Conservation Contract with "Exhibit A" Agricultural Preserve
and Vicinity Map

Attachment C1 – Resolution – Riboli Paso Robles, LLC - AGP2014-00016

Attachment C2 – Land Conservation Contract with "Exhibit A" Agricultural Preserve
and Vicinity Map

Attachment D1 – Resolution – Ronald Denner - AGP2015-00002

Attachment D2 – Land Conservation Contract with "Exhibit A" Agricultural Preserve
and Vicinity Map

Attachment E1 – Resolution - Green Gate Farms Edna Valley, LLC - AGP2013-00013

Attachment E2 – Land Conservation Contract with "Exhibit A" Agricultural Preserve
and Vicinity Map

Attachment F1 – Resolution – Green Gate Farms Edna Valley, LLC - AGP2013-00014

Attachment F2 – Land Conservation Contract with "Exhibit A" Agricultural Preserve
and Vicinity Map